

DOWNTOWN COMMISSION AGENDA

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Downtown Commission
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Tuesday, October 20, 2015

8:30 AM

Planning Division

77 N. Front Street, Stat Room (Lower Level)

- I. Call To Order**
- II. Approval of the September 22, 2015 Downtown Commission Meeting Results**
- III. Swear In Those In Attendance Who Wish To Testify**
- IV. Requests for Certificate of Appropriateness
Return of cases that have already been approved**

Case 1 15-10-1

Address: Main Library, 96 S. Grant Avenue

Applicant & Property Owner: Columbus Metropolitan Library

Design Professionals: Virginia Overton (Artist)

MKSK – Karen McCoy (Landscape Architect)

Request CC3359.07 (A)

Certificate of Appropriateness for special fountain in the rear plaza opens up the rear of the library to Topiary Park. The fountain utilizes marble recovered from the former façade.

The library renovation was presented on a conceptual basis to the Downtown Commission on October 21, 2014 and on December 16, 2014 for Certificate of Appropriateness for exterior building improvements. Landscape and site improvements were approved on January 28, 2015

Case #2 15-10-2

Address: 223 E. Town Street

Applicant and Property Owner: Bluestone Brothers, US, Inc.

Attorney: Scott Benjamin Birrer, Esq.

Design Professional : Berardi + Partners

Request:

Certificate of Appropriateness for streetscape details for the construction of new building with ground floor retail and four stories of apartments above. Parking in the rear with amenity deck above. The applicant is bringing back details as listed below. CC3359.05(C)1), 3359.23

Modifications per September 22, 2015 Commission Meeting (Conditioned base upon submission of requested details – see attached results)

- Provided revised Landscaped Plan and details per the newly adopted Downtown Streetscape Standards.
- Provided Specification Sheet for the Parking Garage Screening; actual sample to be provided at the Commission Meeting on 10/20
- Provided documentation due to a design revision on the northwest corner of the building

**V. Final Review for Certificate of Appropriateness for New Construction
Conceptual Reviews have already occurred**

Case #3 15-10-3

Address: 650 West Nationwide Blvd.

Applicant: Central Outpost Partners, LLC

Property Owner: City of Columbus

Attorney: Connie Klema

Design Professional : Berardi Partners

Request:

Conceptual review for a mixed use project comprised of office, structured parking, apartments and surface parking. See statement below. Project will necessitate the demolition of City of Columbus Buildings (Facilities Management / Public Services) CC3359.05(C), 3359.23

This project was conceptually reviewed by the Commission in May of this year. Attached are Results from that meeting.

Case #4 15-10-4

Address: 77 East Nationwide Blvd.

Applicant: Indus Hotels

David Kozar

Property Owner: HER, Inc.

Attorney: Jeffrey Brown

Design Professional : OHM Advisors, Architects

Gerry Bird, AIA, MBA

Request:

Certificate of Appropriateness for a 12 story, 170 room Hilton (brand) Hotel. Construction at that location will necessitate the demolition of the 2 story HER Real Estate Building CC3359.05(C), 3359.23

The Downtown Commission was presented a proposal at this location for a hotel at their January 2015 and May meetings. Please refer to the attached Results from the May meeting.

VI .Conceptual Reviews

Case #5 15-10-5

Address: 382-404 East Main Street

Applicant and Architect: M&A Architects

Jamie Oberschlake

Property Ownership (current): 382 E. Main – K F IV Limited Partnership

404 E. Main – Klean A Car Inc.

(future): Grant Hotel Partners LLC

Attorney: Jack Reynolds (Smith & Hale LLC)

Request:

Conceptual for a mixed use project comprised of hotel, ground floor retail fronting Main Street and structured parking behind. CC3359.05(C)1), 3359.23

Two buildings will be demolished (382 E. Main and 404 E. Main) in order to undertake this proposal.

The project was conceptually reviewed in August. Please refer to the attached Results

Case #6 15-10-6C

Address: 72-90 North High Street

Applicant: Richard T. Day

Property Owner: Day Companies

Design Professional : Meyers & Associates Architects, contact: Nick Munoz

Request:

Conceptual review for the renovation of three late 19th or early 20th Century commercial buildings (6, 4 & 6 stories) into apartments and street level retail. Project also includes the demolition of 90 N. High (the former Experience Columbus Building) and the construction of a promenade leading from High St. to Pearl St. CC3359.05(C)1), 3359.23

Case #7 15-10-7C

Address: 303 S. Front Street

Applicant: Mainline Partners, LLC

Property Owner: 303 South Front, LLC

Design Professional : M+A Architects

Request:

Conceptual review for the construction of new apart building with two level of structured parking and ground floor retail and four stories of apartments above and four level of apartments above. CC3359.05(C)1), 3359.23

Would necessitate the demolition of a building (see below).

VII.Request for Certificate of Appropriateness for Advertising Mural**Case #8 15-10-8M**

Things Remembered - Ad Mural

Address: 154 N. Third Street (North Elevation)

Applicant: Outfront Media (Formerly CBS Outdoor)

Property Owner: JLP 150-156 N Third Street LLC

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 154 N. Third St. Proposed mural – Things Remembered - “Just for them. Only from you.” The Downtown Commission has previously approved other murals at this location, the current being Diamond Cellars – “Precision Set” . CC3359.07(D).

Project Description

Dimensions of mural: 15'W x 51'H Two dimensional, lit

Term of installation: Seeking approval from October 24 through December 31, 2015

Area of mural: 765 sf

Approximate % of area that is text: 2.2%

VIII. "Area" Commission Recommendation

Case #9 15-10-9

Location: Ludlow Street from Long Street to Lafayette Street

Applicant: City of Columbus, Department of Public Services

Property Owner: City of Columbus

Request:

Recommendation from Downtown Commission to Public Services in regards to Public Service conversion from Two Way to One Way Street, N. Ludlow Street from W. Long Street to W. Lafayette Street, one way northerly.

IX. Business / Discussion

Harrison Smith Award

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (September 22, 2015)

1. 60 E. Long St. – Apple iPhone 6 Ad Mural
2. 43 W. Long St. – Apple iPhone 6 Ad Mural
3. 285 N. Front St. – Apple iPhone 6 Ad Mural
4. 15 W. Cherry St. – Apple iPhone 6 Ad Mural
5. 35 W. Spring St. – Apple iPhone 6 Ad Mural
6. 17 S. High St. – Charity Newsies banner
7. 23 N. Fourth St. – SID Signage
8. 150 E. Gay St. – Sign
9. Huntington Park – Press Room alterations – not visible from outside
10. 555 W Goodale Blvd. – Generator for White Castle
11. 22 E. Mound St. – Sign, Blind Lady Tavern – HRC approval
12. 491 N. Park St. – Seasonal Tent
13. 17 S. High St. – Rebranding signs, Huntington – same locations

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.